

# HOC MPDU/Property Acq Fund -- No. 768047

Category  
Agency  
Planning Area  
Relocation Impact

Housing Opportunities Commission  
Housing Opportunities Commission  
Countywide  
None

Date Last Modified  
Previous PDF Page Number  
Required Adequate Public Facility

January 7, 2004  
17-4(03 App)  
NO

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	1,500	0	1,500	0	0	0	0	0	0	0	0
Land	7,744	5,827	1,917	0	0	0	0	0	0	0	0
Site Improvements and Utilities											
Construction	1,263	1,263	0	0	0	0	0	0	0	0	0
Other											
Total	10,507	7,090	3,417	0	0	0	0	0	0	0	0

## FUNDING SCHEDULE (\$000)

Revolving Fund - G.O. Bonds	10,400	7,090	3,310	0	0	0	0	0	0	0	0
Revolving Fund - Current Revenue	107	0	107	0	0	0	0	0	0	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

### DESCRIPTION

This is a revolving loan fund from which HOC is authorized to use up to \$10.5 million at any one time for: (a) the interim financing, including cost of acquisition and finishing by HOC, of MPDUs as permitted in Chapter 25A of the Montgomery County Code, provided that the unit is used in tandem with a Federal, State, or local subsidy program and is developed to provide housing to low-and-moderate-income households; and (b) planning, acquisition, and improvement of sites and/or existing properties for low-and-moderate-income, single, or multifamily housing facilities, which are to be owned and operated by HOC or its designees. Sites may be land-banked in anticipation of future development when adequate public facilities become available. Upon receipt of permanent financing, monies are returned to the fund for reuse. No MPDU may be held by the fund for more than 24 months, the 24-month maximum holding period may be extended in unusual situations for a limited time upon determination by the Director of the Department of Housing and Community Affairs that such an extension would best support purposes of this program. HOC may determine that a County lump sum subsidy is required to secure independent financing or meet Federal, State, or local program guidelines for itself or its designees. Such write-downs from County funds shall be made only for projects serving households whose incomes do not exceed the following limits: 1/3 units - 80 percent of Washington Metropolitan Area Median income; 1/3 units - 80 percent of County Median income; and 1/3 units uncontrolled. In the event that a subsidy is undertaken, then in its next CIP submission, HOC shall include a PDF describing the subsidized program and shall request an appropriation sufficient to fully repay this fund.

### Service Area

Countywide

### JUSTIFICATION

Availability of the fund helps assure that HOC has the resources to respond promptly to acquisition opportunities for MPDUs, sites, and properties in suitable locations consistent with County housing policy. The ability to make write-downs from this fund permits HOC to increase public purpose in its developments during times of scarce outside subsidies.

### STATUS

Outstanding draws as of June 30, 2003, totaled \$7.09 million. Repayments of \$3.60 million are expected in FY04 for the repayment of the remaining balance of the Georgian Court loan (\$506,437), Chelsea Tower acquisition loan (\$738,213), the remaining balance of the Stewartown Homes loan (\$499,601), partial repayment of the State Partnership Rental program VII (\$588,059), and the full repayment of the Montgomery Arms loan (\$1, 263,000). In FY04, HOC also anticipates needing up to \$7.0 million of revolving funds. These proceeds will be used to purchase 20 MPDUS for the new MPDU 2004 program (\$2.3 million) and approximately the 16 remaining units of the 7th State Partnership Rental program (\$1.7 million). Additionally, interim funds of \$1.5 million may be needed in connection with the development of the Wheaton Metro site and approximately \$1.7 million will be used to fund new acquisition and development opportunities of the Commission.

### OTHER

The County General Plan Refinement stands in compliance with the General Plan requirement of the Maryland Economic Growth, Resource Protection, and Planning Act. County Master Plans must be in compliance with the General Plan.

Beginning in FY01, as a contribution to affordable housing, HOC was given relief on past due interest payments and is no longer required to pay interest on funding for this project.

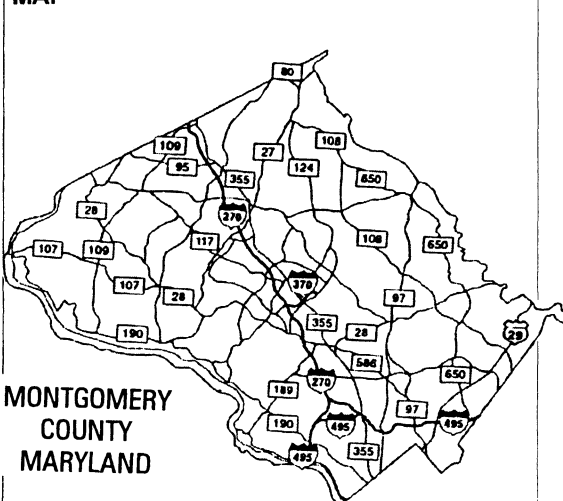
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY80	(\$000)
Initial Cost Estimate		10,900
First Cost Estimate		
Current Scope	FY93	10,900
Last FY's Cost Estimate		10,507
Present Cost Estimate		10,507
Appropriation Request	FY05	0
Appropriation Request Est.	FY06	0
Supplemental		
Appropriation Request	FY04	0
Transfer		0
Cumulative Appropriation		10,507
Expenditures/		
Encumbrances		7,090
Unencumbered Balance		3,417
Partial Closeout Thru	FY02	0
New Partial Closeout	FY03	0
Total Partial Closeout		0

### COORDINATION

Department of Finance  
Department of Housing and Community Affairs

### MAP



MONTGOMERY  
COUNTY  
MARYLAND